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Abstract

The claim is made that proper planning and modest outlays of time, labor, and material ccsts can provide and maintain a high appearance level for floors in institutional, commercial, and industrial buildings. Instructions for four basic steps in maintaining the good looks of vinyl asbestos and asphalt tile flcors are treated in the booklet--(1) sweeping, (2) washing, (3) buffing and waxing, and (4) protecting against indentation. Photographs of institutional flcors are included. (KK)

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MAINTENANCE OF VINYL ASBESTOS AND ASPHALT TILE FLOORS

IN INSTITUTIONAL, INDUSTRIAL AND COMMERCIAL BUILDINGS

asphalt and vinyl asbestos tile institute
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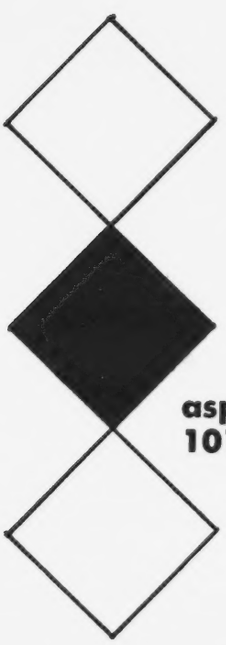

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MAINTENANCE OF VINYL ASBESTOS AND ASPHALT TILE FLOORS

IN INSTITUTIONAL, INDUSTRIAL AND COMMERCIAL BUILDINGS

Maintenance of vinyl asbestos and asphalt tile floors that will bring out their full beauty and color is just as easy as poor maintenance that dulls them.

With proper planning and with modest outlays of time, labor and material costs, a high appearance level can be maintained for the floors in any institutional, commercial, or industrial building. With good care, your vinyl asbestos tile floors can last many, many years and look well every day of that time.

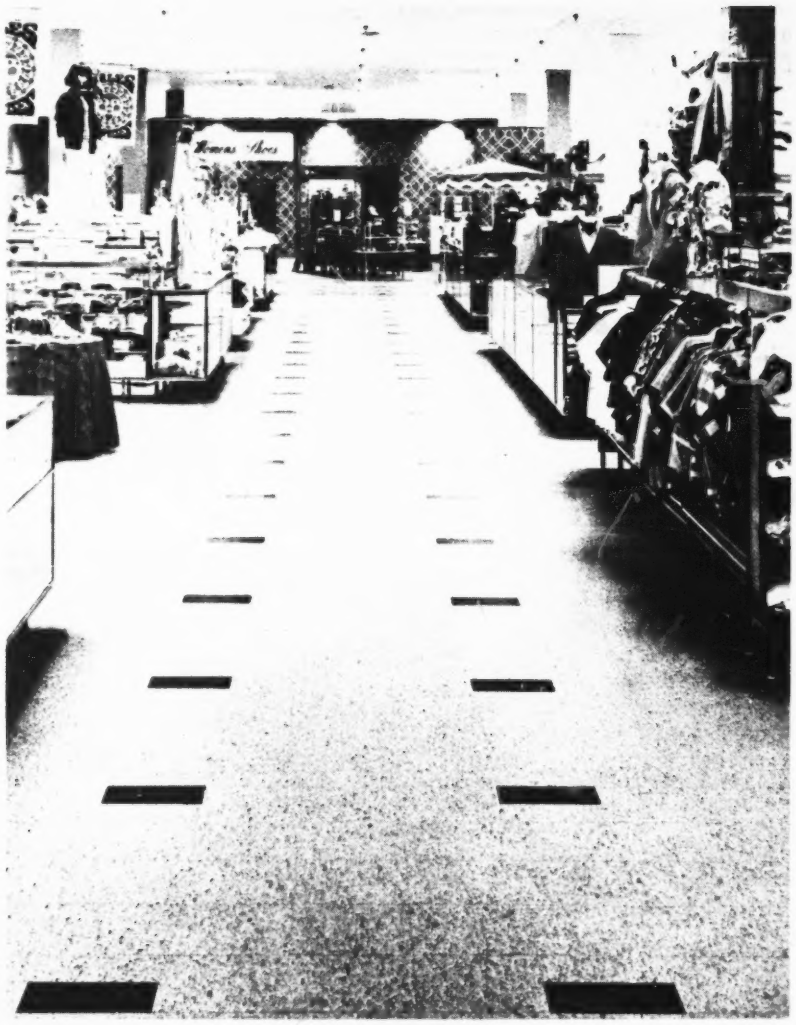
The number of times a floor should be washed or waxed depends almost entirely on the amount of traffic to which it is subjected. Thus, a maintenance program should be planned according to the amount of traffic, the type of area, and the kind of equipment you have available.

The key to successful maintenance is regularity. Whether the intervals between maintenance operations are long or short, such operations should be done on schedule. This is especially important in large commercial and institutional areas where it is desired to keep down the annual cost per square foot.

EQUIPMENT REQUIRED: Mechanical equipment will not only do a superior maintenance job, it will also pay for itself in a short time by eliminating extra labor. Scrubbing machines do a much better job than mops. Vacuum pick-up equipment for removing scrub water saves considerable time and labor. When these are not available, of course, mops must be used. But a mop properly wrung out and properly applied does a first-class job.

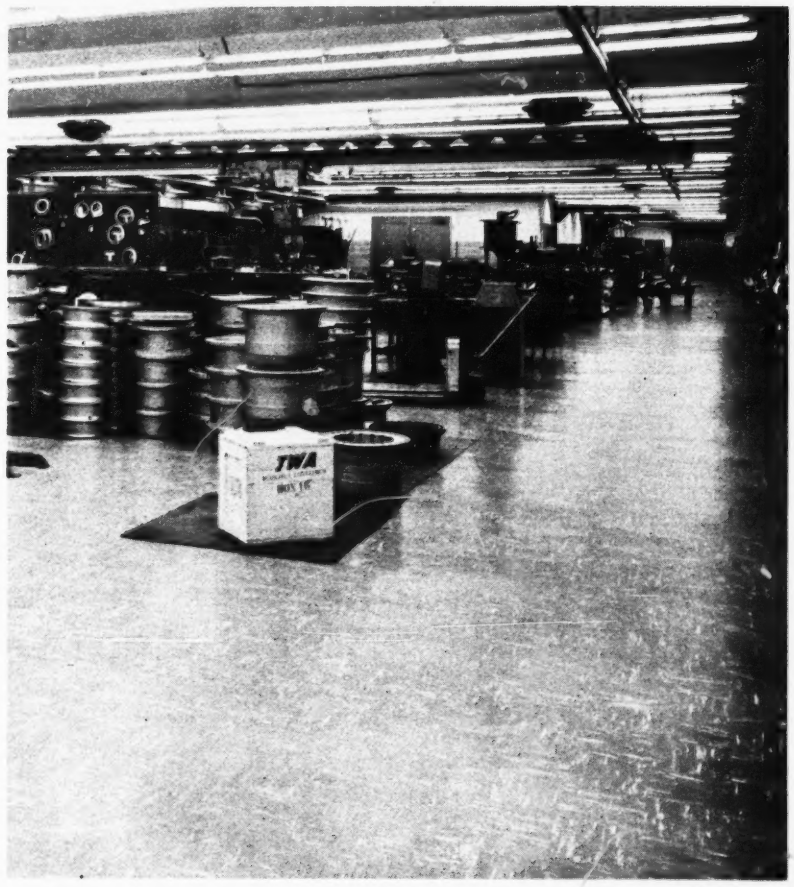
MATERIALS REQUIRED: The maintenance supplies (use those recommended by the tile manufacturer) required to preserve the beauty of tile are simple and few in number:

(1) A good neutral soap or cleaner.



At Macy's in suburban Albany, N.Y., the tile takes a pounding from day and evening shoppers, but is easily kept in peak condition by small maintenance crews.

A vinyl asbestos tile floor taking heavy industrial use is in Trans World Airlines' overhaul base at Kansas City, Mo.



At Summit High School, Summit, N.J., floors take a constant beating from youngsters' scuffling feet. Yet the vinyl asbestos tile is maintained to the complete satisfaction of the administration at a cost of only 8.1 cents per square foot per year.

This handsome floor in The Medical Arts Building, Louisville, Ky., is in top condition despite heavy 9-to-5 traffic. Note area in front of elevators is spotless.

North Shore Hospital, Manhasset, N.Y., maintains high appearance and sanitation levels despite constant foot traffic and movement of equipment, wheelchairs, and stretchers.

(2) A self-polishing wax or any good grade of water-emulsion wax.*

(3) Steel wool pads, both #00 and #0; nylon scrubbing and buffing pads. Don't use "stripping" pads.

(4) A dust-mop treatment.

(5) A sweeping compound, if dust is a problem.

There are just four basic steps to maintain the good looks of vinyl asbestos and asphalt tile floors: sweeping; washing; buffing and waxing; and protecting against indentation.

1. INSTRUCTIONS FOR SWEEPING

One of the plus factors of a long-wearing resilient tile floor is the ease of day-to-day maintenance.

- Daily sweeping is recommended to remove loose dirt and gritty particles — it cuts the number of times the floor will have to be washed.
- Use a soft hair push broom or a suitable dust mop. Sweeping compounds or dust-mop treatment may be used if there is a lot of dust in the area. Do not use oiled mops or oil-treated sweeping compounds on asphalt tile.
- Dry buff the floors after they have been swept to maintain a nice sheen.

2. INSTRUCTIONS FOR WASHING

Before washing always sweep the floors thoroughly. This is a swift and simple step when you have vinyl asbestos or asphalt tile, and it makes the washing operation easier.

- Dilute the soap or cleaner with warm water in accordance with the manufacturer's instructions.
- Apply the solution with a mop to approximately 100 square feet. Remember — it takes 3 to 5 minutes for the solution to take effect.
- Scrub with the machine, using the palmetto brush or nylon scrubbing pad. Remove hard-to-clean spots with steel wool and gummy matter with a putty knife.
- Squeegee soapy water to a spot not yet scrubbed.
- Rinse the scrubbed area with clear water. Be very careful not to flood the floor. If a vacuum pick-up tank is available, use it to remove rinse water. If you're using mops, be sure they are clean.

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*Water-resistant (resin or polymer) finishes are discussed under Special Instructions.

- On new floors, allow sufficient time for the tile to adhere tightly to the subfloor before washing. This may take one week or longer. In the meantime, if cleaning is necessary, wipe with a slightly moistened cloth or mop.

Spots of adhesive can be removed by rubbing with #00 steel wool, using a concentrated solution of soap or cleaner and warm water.

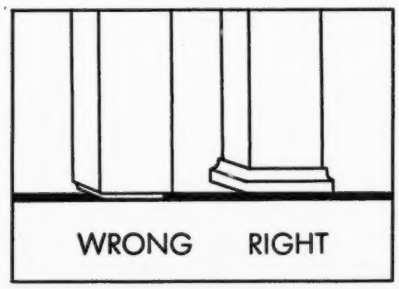
3. INSTRUCTIONS FOR BUFFING AND WAXING

A well-cared-for vinyl asbestos or asphalt tile floor has a patina that can't be matched for beauty by any other floor covering. Regular buffing is all it takes to maintain it.

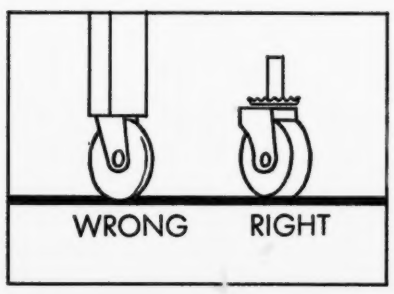
- Make sure that the floor is thoroughly clean and dry.
- Dry buffing with a scrubbing or polishing brush or a nylon buffing pad immediately after washing is recommended when wax is not used. This will put a dull sheen on the floor without making it slippery. Regular and continual dry buffing, particularly with a steel wool pad or a nylon buffing pad under the brush on the scrubbing machine, eventually gives the floor that very attractive patina.
- Where wax is desired, pour a small amount at a time. Spread the wax or polish thinly over as large an area as possible, using long, straight strokes with a regular wax applicator or a suitable mop. In corridors apply on traffic lanes and thin out toward the walls.
- For textured floors, do not pour polish directly on the embossed tile. Put it in a shallow pan. Dip the applicator in the polish and wring it out well. The wax should be applied with a damp, not wet, applicator. Do not let wax accumulate in the embossed recesses.
- Do not walk on the newly waxed area for at least 20 or 30 minutes.
- When a high gloss is desired, allow the wax to dry, then polish with the machine using a Tampico brush or a nylon buffing pad.
- Good slip-resistant waxes are available to use where a slip hazard exists.
- Periodic stripping of old wax is desirable to prevent excess buildup. Two or three times a year is usually sufficient. Floors should be dust-mopped and dewaxer spread by mop. Then the scrubbing machine, equipped with scrubbing pad, removes the old wax. The cleaning solution is picked up, the floors rinsed, allowed to dry for 20 to 30 minutes, and rewaxed.
- Extra attention to spots where heavy traffic occurs is easily given by spray buffing, which at the same time cleans and refinishes the area.

4. INSTRUCTIONS FOR PROTECTING AGAINST INDENTATION

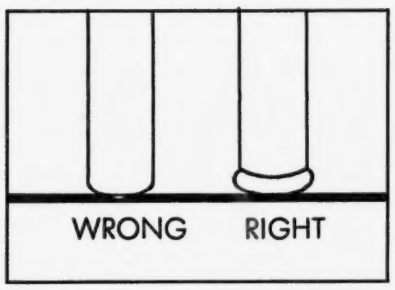
With a little preventive care, a resilient tile floor will remain unscarred throughout its entire long life. The procedure is simple:



- Remove any small metal domes from the furniture legs.
- Heavy furniture, more or less permanently located, should have flat composition furniture cups under the legs to prevent them from cutting the floor.



- Frequently-moved furniture, like a desk chair, requires casters. These should be 2 inches in diameter with soft rubber treads at least ¾-inch-wide and with easy swiveling ball-bearing action. For heavier items that must be moved frequently, consult a caster manufacturer for the correct size.



- Light furniture, such as a side chair, needs glides. These should have a smooth, flat base with rounded edges and a flexible pin to maintain flat contact with the floor. They should be from 1 to 2½ inches in diameter, depending on the load they have to carry.

SPECIAL INSTRUCTIONS

- Do not use waxes or cleaners that contain gasoline, naptha, turpentine, or mineral solvents.
- Do not use varnish, lacquer, or shellac finishes.
- Use floor mats at entrances to avoid tracking in street grime.
- Protect locations subject to direct sunlight by installing blinds, drapes, awnings, or shades. Exposure to strong sunlight can affect the performance and appearance of tile floors.
- For water-resistant (resin or polymer) finishes use a very light coat of polish and strip the floor after every three or four coats. This can be done by adding a cup of household ammonia to a bucket of water with the recommended floor cleaner.